

COUNTY: DELAWARE
SECTION 5, T 88 N, R 5 W
ALIQUOT PART: NW 1/4 - SE 1/4, NE 1/4 - SE 1/4
SW 1/4 - SE 1/4, SE 1/4 - SE 1/4
CITY:
SURVEY: RIVER POINTE FIFTH SUBDIVISION
BLOCK: LOTS: 1-3
PROPRIETOR: RONALD D. GIENAPP & DIANE L. GIENAPP

REQUESTED BY: RONALD D. GIENAPP
SURVEYOR: RANDALL L. RATTENBORG
COMPANY: BURRINGTON, GROUP, INC.
105 W. MAIN STREET, MANCHESTER, IA 52057
INFO@BURRINGTONGROUP.COM 563-927-2434

FILED
Delaware Co. Assessor

OCT 15 2024



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Delaware Co. Auditor

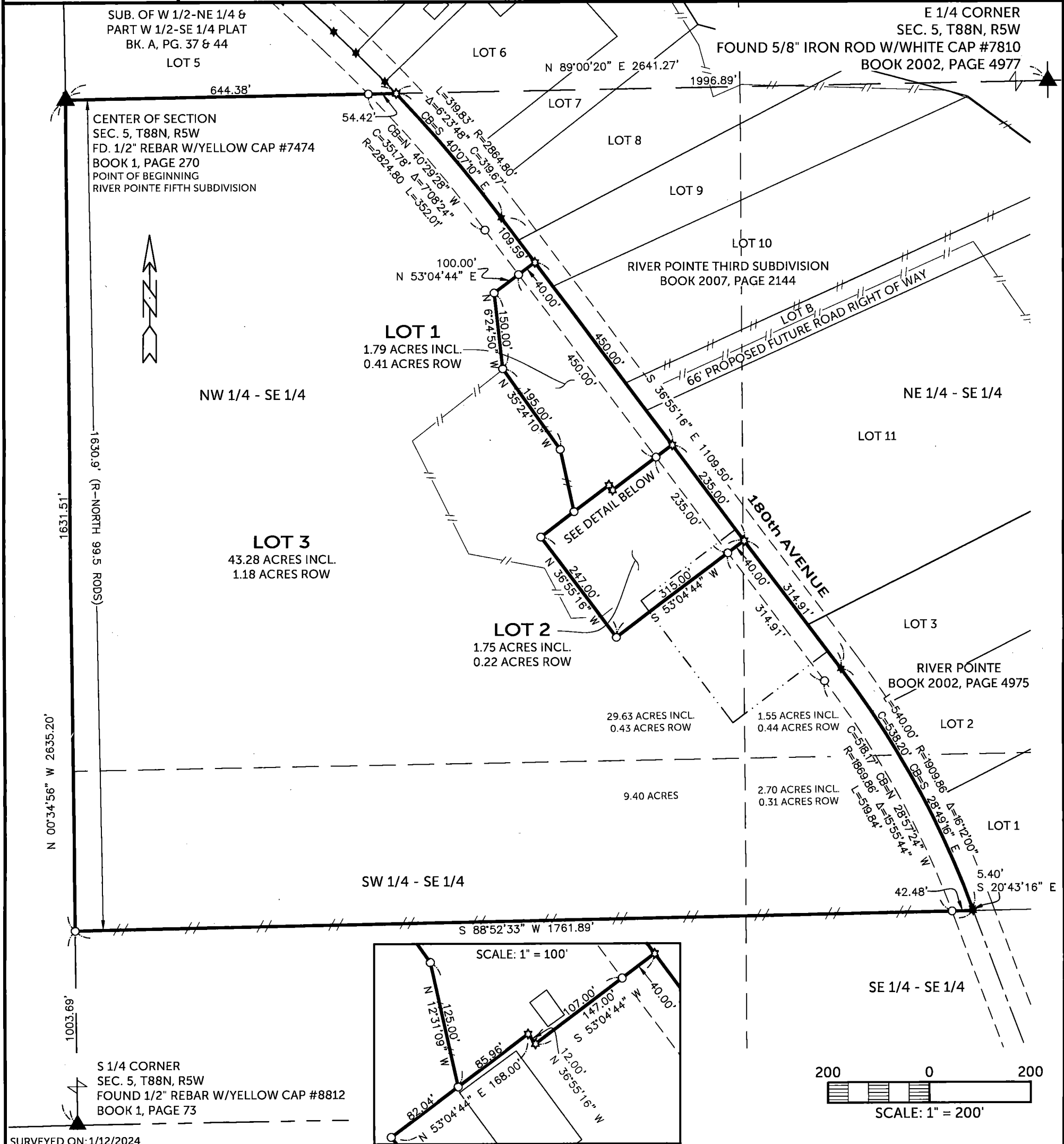
OCT 15 2024

Daneen Schindler, RECORDER/REGISTRAR
DELAWARE COUNTY IOWA

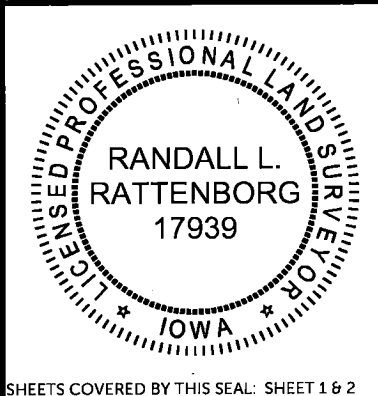
**SUBDIVISION
PLAT**

RIVER POINTE FIFTH SUBDIVISION

A SUBDIVISION OF PART OF THE SE 1/4
SECTION 5, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA



SURVEYED ON: 1/12/2024
SURVEY REQUESTED BY: RONALD D. GIENAPP



PROPRIETORS: **RONALD D. GIENAPP & DIANE L. GIENAPP**
2265 180th AVENUE, MANCHESTER, IOWA 52057

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

[Signature]
RANDALL L. RATTENBORG, P.L.S. LIC. #17939 DATE 1/16/2024
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025

BURRINGTON GROUP, INC.
Civil Engineering | Land Surveying
105 W. Main Street Manchester, Iowa 52057 burringtongroup.com

PROJECT NO. 24-001
SCALE: 1" = 200', 100'
DATE: 1/16/2023
DRAWN BY: RLR
CHECKED BY: DDK
GPS BOX: 38
SHEET 1 OF 2

LEGEND

- ▲ SECTION CORNER
- ★ FOUND MAGNAIL
- ☆ SET MAGNAIL
- SET 1/2" REBAR w/ ORANGE CAP PLS 17939
- QUARTER LINE
- - - QTR.-QTR. LINE
- - - - - FENCE LINE
- - - - - CENTER LINE
- - - - - EASEMENT OR ROW LINE
- - - - - FORMER PARCEL LINE
- - - - - LOT LINE
- - - - - BOUNDARY ESTABLISHED
- R RECORDED

LEGAL DESCRIPTION:

RIVER POINTE FIFTH SUBDIVISION, A subdivision of part of the SE 1/4 of Section 5, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa, containing 46.82 acres, including 1.81 acres of public road right of way, subject to easements of record, divided into 3 lots numbered lot 1 through lot 3, and more particularly described by metes and bounds as follows;

BEGINNING at the center of Section 5, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa;

THENCE along the northerly line of the SE 1/4 of said Section 5, North 89° 00' 20" East, 644.38 feet, to the center line of 180th Avenue;

THENCE along the center line of 180th Avenue along a circular curve concave southwesterly and having an arc length of 319.83 feet, a radius of 2664.80 feet, a central angle of 06° 23' 48", a chord length of 319.67 feet, and a chord bearing of South 40° 07' 10" East;

THENCE continuing along the center line of 180th Avenue, South 36° 55' 16" East, 1109.50 feet;

THENCE continuing along the center line of 180th Avenue along a circular curve concave southwesterly having an arc length of 540.00 feet, a radius of 1909.86 feet, a central angle of 16° 12' 00", a chord length of 538.20 feet, and a chord bearing of South 28° 49' 16" East;

THENCE continuing along the center line of 180th Avenue, South 20° 43' 16" East, 5.40 feet, to the southerly line of the North 99 1/2 rods of the SE 1/4 of said Section 5;

THENCE along the southerly line of the North 99 1/2 rods of the SE 1/4 of said Section 5, South 88° 52' 33" West, 1761.89 feet, to the westerly line of the SE 1/4 of said Section 5;

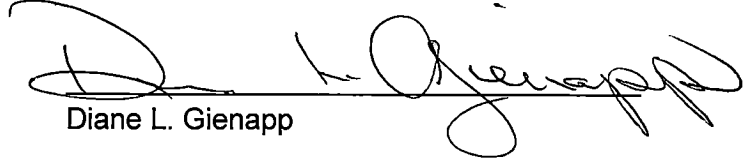
THENCE along the westerly line of the SE 1/4 of Section 5, North 00° 34' 56" West, 1631.51 feet, to the **POINT OF THE BEGINNING**;

The northerly line of the SE 1/4 of Section 5, T88N, R5W of the 5th Principal Meridian, Delaware County, Iowa is assumed to bear North 89° 00' 20" East.

OWNER'S ACKNOWLEDGMENT

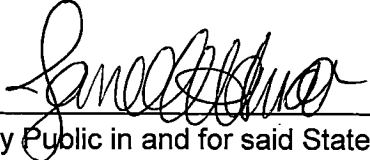
I (we), Ronald D. Gienapp and Diane L. Gienapp of Delaware County, State of Iowa, do hereby certify that the above survey, as shown by the attached Plat, is made with my free consent, and in accordance with our desire.


Ronald D. Gienapp

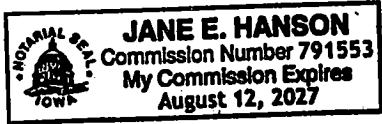

Diane L. Gienapp

State of Iowa)
)
County of Delaware) ss:

On this 18th day of September, A.D. 2024, before me a Notary Public in and for said State, personally appeared Ronald D. Gienapp and Diane L. Gienapp to me known to be the person(s) named and who executed the foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.



Notary Public in and for said State



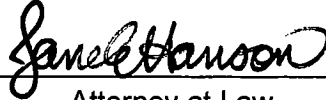
ATTORNEY'S OPINION

I, Jane E. Hanson, a practicing attorney at law in Manchester, Delaware County, Iowa, have examined the abstract of title to the land included in **RIVER POINTE FIFTH SUBDIVISION**, Delaware County, Iowa, on premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated January 16, 2024.

Said abstract has been prepared in its entirety by the Delaware County Abstract Company, Inc., and was last certified to by said company on the 12th day of September, 2024, at the hour of 8:00 o'clock A.M.

My examination of said abstract shows good and merchantable title on the date and hour of the certification to be in Ronald D. Gienapp and Diane L. Gienapp.

Dated at Manchester, Delaware County, Iowa, this 20th day of September, 2024.

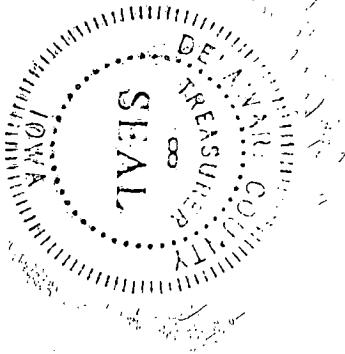


Attorney at Law

September 20, 2024
Date

CERTIFICATE OF TREASURER

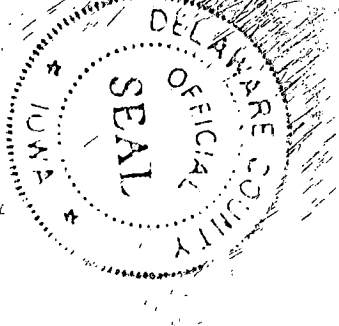
I, the undersigned, Jenny Eschen, Treasurer of Delaware County, Iowa, do hereby certify that all taxes and special assessments against **RIVER POINTE FIFTH SUBDIVISION**, Delaware County, Iowa, have been paid and said real estate is free and clear of all taxes as of this date.



Jenny Eschen 10.15.24
Jenny Eschen, County Treasurer Date

APPROVAL OF AUDITOR

I, Carla K. Becker, Auditor of Delaware County, Iowa, pursuant to Iowa Code Sections 354.6(2) and 354.11(6), have reviewed and do hereby approve of the subdivision name or title of **RIVER POINTE FIFTH SUBDIVISION**, a subdivision in Delaware County, Iowa.



Carla K. Becker
Carla K. Becker, Delaware County Auditor

DELAWARE COUNTY E-911 BOARD

The foregoing plat of **RIVER POINTE FIFTH SUBDIVISION**, has been examined and approved as to being in full compliance with Delaware County Ordinance #12, The Uniform Rural Address System, as passed and adopted by the Delaware County Board of Supervisors on the 6th day of August, 1996

Michael Corkery
Michael Corkery – Coordinator
Delaware County E-911 Board

**PLANNING AND ZONING COMMISSION RESOLUTION APPROVING PRELIMINARY & FINAL PLAT
RIVER POINTE FIFTH SUBDIVISION**

WHEREAS, the Preliminary & Final Plat of **RIVER POINTE FIFTH SUBDIVISION**, A SUBDIVISION OF PART OF THE SE 1/4, SECTION 5, T88N, R5W OF THE FIFTH P.M., DELAWARE COUNTY, IOWA, affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated January 16, 2024, has been filed with the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa; and

WHEREAS, Section 170.33 of Chapter 170 Subdivision Regulations of the City of Manchester allows variances with regard to minimum improvements (Section 170.09); and

WHEREAS, the Subdivision Plat of **RIVER POINTE FIFTH SUBDIVISION**, should be approved and accepted; and

NOW, THEREFORE, BE IT RESOLVED, by the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, that said Preliminary & Final Plat of **RIVER POINTE FIFTH SUBDIVISION**, be, and the same is hereby acknowledged, approved and accepted on the part of the Planning and Zoning Commission of the City of Manchester, Delaware County, Iowa, and exhibits attached thereto, subject to all conditions as presented and representations referred to above, and the Commission hereby recommends to the City Council the acceptance of the same and the Chairperson and the Recording Secretary are hereby authorized and directed to certify this resolution of approval and affix the same to said plat and all attachments referred to herein as provided by law.

Adopted and passed this 25th day of January, 2024.



PLANNING & ZONING COMMISSION
CITY OF MANCHESTER, IOWA

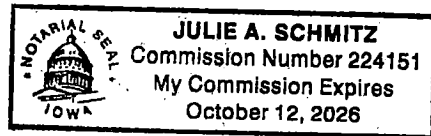
By [Signature]
David Smith, Chairperson

By [Signature]
Laura Thomas, Recording Secretary

STATE OF IOWA)
) ss:
COUNTY OF DELAWARE)

On this 25th day of January, 2024, before me, Julie A. Schmitz, a Notary Public in and for the State of Iowa, personally appeared David Smith and Laura Thomas, to me personally known, and, who, being by me duly sworn, did say that they are the Chairperson and Recording Secretary, respectively, of the Planning and Zoning Commission of the City of Manchester, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by the authority of its Planning and Zoning Commission, as contained in Resolution adopted by the Planning and Zoning Commission on the 25th day of January, 2024, and that David Smith and Laura Thomas acknowledge the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

[Signature]
Julie A. Schmitz, Notary Public



R-021-2024

Resolution Approving Preliminary & Final Plat for the River Pointe Fifth Subdivision

WHEREAS, the Preliminary & Final Plat of **RIVER POINTE FIFTH SUBDIVISION**, Delaware County, Iowa affecting premises more specifically described in the Surveyor's Certificate of Randall L. Rattenborg, dated January 16, 2024, has been filed with the City Clerk of the City of Manchester, Delaware County, Iowa;

WHEREAS, the City Council has fully considered the same and found the same to be in accordance with the ordinances of the City of Manchester, Iowa, relating to plats and additions to cities or within a two mile radius of the City; and

WHEREAS, the subdivision plat and its attachments conform to Sections 354.6, 354.11 and 355.8 of the Iowa Code and therefore can be approved pursuant to 354.8 of the Iowa Code; and

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Manchester, Delaware County, Iowa, that

Said **RIVER POINTE FIFTH SUBDIVISION**, Delaware County, Iowa, be, and the same is hereby acknowledged, approved and accepted on the part of the City of Manchester, Delaware County, Iowa.

The Mayor and City Clerk are hereby directed to certify this approval and affix the same to said Preliminary & Final plat as by law provided.

Passed this 12th day of February, 2024.



Connie Behnken
Connie Behnken, Mayor

ATTEST:

Erin Learn
Erin Learn, City Clerk

STATE OF IOWA)
) SS.
COUNTY OF DELAWARE)

On this 12th day of February, 2024, before me, LAURA K. THOMAS, a Notary Public in and for the State of Iowa, personally appeared Connie Behnken and Erin Learn, to me personally known, and, who, being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of Manchester, Iowa; that the seal affixed to the foregoing instrument is the corporate seal of the corporation, and that the instrument was signed and sealed on behalf of the corporation, by the authority of its City Council, as contained in Resolution Number 021-2024 adopted by the City Council on the 12th day of February, 2024, and that Connie Behnken and Erin Learn acknowledge the execution of the instrument to be their voluntary act and deed and the voluntary act and deed of the corporation, by it voluntarily executed.

Laura K Thomas
Notary Public

